

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: March 11, 2015

Project: Stadium Square

Phase: Schematic

Location: Federal Hill/South Baltimore/ Leadenhall Neighborhoods

PRESENTATION:

Architect Mike Goodwin of Design Collective, representing developer Hanover/Caves Valley, introduced the proposed mixed use residentially driven project, which includes parking and retail components. Ryan Counts, of Design Collective, described the project and its context as which representing Phase 1 of a larger project, and is located at the junction of two differing city grids bounded by Leadenhall, Cross, West and Race Streets near the 395 spur and the Ravens M&T Bank stadium. Existing 2 story rowhouse development at the corner of Leadenhall and Cross streets will remain outside of the project. Preliminary massing suggests five stories of residential units above one level of retail uses at the ground level at the corner of Cross and Race streets with clubhouse uses at the corner of Race and West Streets and residential frontages (without individual entrances) along the balance of the development's street frontages at Leadenhall and West streets. Access to an internal multilevel parking structure, partially embedded in the overall massing, occur along Cross and West streets. The initial design character of the project is proposed as offering two differing architectural treatments suggesting incremental development in keeping with the surrounding quasi-industrial context.

Additionally, Anna Dennis of Design Collective presented landscape design strategies consisting primarily of tree-lined sidewalks on all sides of the project.

Comments from the Panel:

The Panel thanked the team for its comprehensive presentation. A discussion ensued and about porosity and the larger context. Although the Panel agreed with many practical aspects of the design logic and conclusions, there were some challenges, as follows:

1. **Relationship with existing townhouses**– The Panel voiced concern about the inter-relationship of the existing townhouses at the corner of Leadenhall/Cross Streets and the treatment and massing of the parking garage façade adjacent and behind those units and suggested more study to diminish or otherwise respond to the scale and textural differences between them.
2. **Sidewalk/Landscape Design** – after the concerns voiced by the community comments, the Panel would like for the design team to address the impact of the pedestrian stresses on the project's landscape design preceding and following Ravens gameday events.
3. **Activation of sidewalks along Leadenhall** – it was questioned whether there was a way to increase the actual activity and “eyes on the street” aspect across from the community park on Leadenhall. Could “individual” entrances or fronts be introduced such that it becomes less of a “no-mans” zone and takes more advantage of the park?
4. **“Contemporary” versus “modern” character** – Although the idea of two differing characters for the project has good promise, it was suggested that more clarity and exaggeration of the differences be explored, including a possible difference in the heights of the two “buildings” and/or their roof and cornices lines and pedestrian loggia having more presence in the separation of the forms.

Panel Action: Recommend approval of Schematics Phase addressing the above comments.

Attending:

Mike Goodwin, Ryan Kaunts, Jennifer Jewell, Anna Dennis – Design Collective

Chris Weaver – Property Owner

Kevin Lynch- SouthBmore.com

Klaus Philipsen – ArchPlan

Patrick Shelly – Observer

Kenneth Belton – University of Baltimore

Natalie Sherman- Baltimore Sun

Betty Bland Thomas, Marnie Wilson – South Baltimore Partnership

Raven Thompson – BDC

Glady Hurwitz – DOT

Adam Harbin – Hanover Properties

Leon Pinkett – Mayor’s Office

Dr. Meany; Messrs. Bowden*, and Rubin - UDARP Panel

Director Tom Stosur, Christina Gaymon, Anthony Cataldo, Christina Gaymon, Wolde
Ararsa, Theo Ngongang –Planning Dept